



Region: Southwestern Ontario
Location: Guelph
Architect: Fabiani Architect Ltd.
Type of Project: Construction Management

The Royal on Gordon is a 63,142 ft² seniors' facility. This institutional building features a full commercial kitchen, spa, fitness centre, professional hair salon, theater, nurses' station and the latest in data communication systems including wireless nurses' call. This building was not released until late fall causing the structure to be completed during winter months and the project also endured over 200 client-requested change orders. Despite these disruptions the building was completed on the occupancy date set a year and a half earlier. Extensive value-engineering was carried out on the original working drawings resulting in project savings of almost \$1 million.

